



**County of Orange**

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**FILE:** PA02-0063

**DATE:** July 23, 2002

**TO:** File/Record/Applicant

**FROM:** Thomas B. Mathews, Director, Planning and Development Services Department

**SUBJECT:** Planning Application PA02-0063 – An administrative Site Development Permit for a proposed Flintridge Village Club recreation facility in Planning Area 3-A of the Ladera Planned Community, consisting of a 3,200 square foot clubhouse building and a 1,587 square foot administration building. The facility includes a food serving area (“kitchen”), a fenced swimming pool and spa, a tennis court, tot lot, and a 1,824 square foot maintenance/pool equipment storage building with restrooms and 40 off-street parking spaces within a 3.020-acre building site (Lot 4 of Tract 16234).

**APPLICANT:** DMB Ladera LLC.

Authorized Agent: Planning Solutions – Jay Bullock

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## **I. NATURE OF PROJECT:**

This is an administrative site plan for the development of the Flintridge Village Club recreation facility within Lot 4 of Tract 16234. The project site is 3.020 acres in area and proposed to be improved for recreation purposes for the residents of Ladera. The recreation site will consist of a 3,200 square foot clubhouse building and a 1,587 square foot administration building. The facility includes a food serving area (“kitchen”), a fenced swimming pool and spa, a tennis court, tot lot, and a 1,824 square foot maintenance/pool equipment storage building with restrooms and off-street parking. The project site is located within Planning Area 3-A of the Ladera Planned Community. Development of Planning Area 3 was approved under Area Plan AP99-02 and Planning Application PA99-0062 on June 29, 1999 and included provisions for this Village Club at this location.

The project site is located southerly of Roanoke Drive, westerly of Vineyard Drive, easterly of Chardonnay Drive, and north of an adjacent single family residential project separated by a local residential street. The site has been mass graded previously.

The Village Club consists of a 3,200 square foot clubhouse building and a 1,587 square foot administration building. The facility includes a food serving area (“kitchen”), a fenced swimming pool and spa, a tennis court, tot lot, and a 1,824 square foot maintenance/pool equipment storage

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building with restrooms and off-street parking. The “kitchen” is primarily to be used as a serving facility, not as a cooking facility. The building height proposed for the clubhouse building is 28 feet, under the 35-foot maximum building height. The administration building is proposed as a 24-foot tall single-story building and the maintenance building is proposed as 20 feet. The buildings are setback 84 feet from the east property boundary, 61 feet 8 inches from the west boundary, approximately 99 feet 4 inches from the north boundary, and approximately 27 feet 9 inches from the south boundary. The minimum Residential Recreation Facility building setback is 20 feet minimum or equal to the height of the building; and the proposed buildings are in compliance with the setback requirements. In addition to the buildings, there will be multiple wooden overhead open trellis shade structures located within the fenced pool area. A 6-foot tall tubular steel fence will enclose the pool area and the buildings.

Other amenities within the 3.020-acre site include multiple turf areas, BBQ’s and park benches. These amenities are located both inside and outside of the fenced pool areas. Some sign locations are identified on this site plan; however, the details for all signage locations and sizes for the facility must be submitted in compliance with the Ladera PC (Section IX) Sign regulations.

Forty (40) off-street parking spaces are provided within the project site, including 3 handicapped van accessible spaces. The Orange County Zoning Code, Section 7-9-145, does not establish parking requirements for private recreation facilities. As a comparison, this number exceeds the number of spaces required for commercial swimming pools and other active recreation uses on the site per the zoning code requirements. However, in the event of a special community event, additional parking is available around the site and although not formally recognized, the site configuration does provide additional street parking around the perimeter of the facility.

It should be noted in regards to parking that the recreation facility is a facility for the residents of Ladera Planned Community. The site is located within a residential area of Planning Area 3. The surrounding uses include, or are proposed to include, multiple-family residential, planned-concept detached residential, and a school/park site. It is anticipated that a high number of recreation facility users will gain access to the site by way of pedestrian or bikeway access. Therefore, Planning and Development Services Department believes that the number of parking spaces allocated for the recreation facility will be adequate to serve the site.

The project includes a preliminary landscape plan that is in compliance with the landscape screening requirements of the development regulations. The project provides a row of trees around the perimeter of the site in the parkway and specimen trees at the project corners. Additionally, a number of various tree species of various sizes are illustrated to be placed around the pool fencing and adjacent to the walkways and tot lot area. The preliminary plan also provides the required screening at all parking areas adjacent to the surrounding streets. A final landscape plan is required as a condition of approval to ensure consistency with the preliminary plan for implementation with project construction.

The proposal was distributed for review and comment to 10 County divisions for review and comment. Those comments have been addressed or the recommended conditions of approval are included within Appendix B.

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**II. REFERENCE:** (Authority for Administrative action is given by what ordinance, regulation, etc.)

Orange County Zoning Code section 7-9-150 "Discretionary Permits and Procedures" and Section III.C.4 "Recreation Uses" within the Residential Planning Areas section of the Ladera Planned Community Program Text.

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**III. ENVIRONMENTAL DOCUMENTATION:**

The proposed project is covered by Final EIR No. 555, previously certified on October 17, 1995. Prior to project approval, the decision-maker must assert that this EIR is adequate to satisfy the requirements of CEQA for the proposed project.

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**IV. CERTIFICATION:**

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Thomas B. Mathews, Director  
Planning and Development Services Department

By: \_\_\_\_\_

Chad Brown, Chief  
CPSD/Site Planning Section

CB FOLDER: pa02-0063.adm

**APPEAL PROCEDURE**

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$ 760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.

**ATTACHMENTS:**

Appendix A - Findings

Appendix B - Conditions of Approval